

WORK SESSION—FEBRUARY 3rd, 2011

Minutes of the Huntsville Town Council Work Session, held at the Huntsville Town Hall at 6:00 p.m. February 3rd, 2011.

Present: Mayor James Truett
Council Member Max Ferre’
Council Member Steve Johnson
Council Member Alan Clapperton
Council Member Richard Sorensen (Via Conference Call)
Clerk/Recorder Gail Ahlstrom
Legal Council Jerald Engstrom

Citizens: Ron Gleason Tom Keefer Patti Danks

Mayor Truett was running late so CM Ferre’ called the meeting to order and turned the time over to CM Clapperton.

CM Clapperton explained that the purpose of this meeting tonight is to meet with members of the Green Hills Subdivision Water Board. They are asking the Town if it would be possible for them to hook onto the Town’s water system. Ron explained that their water system is set up as an improvement district, which is governed by the State. They currently serve water to 83 homes. They serve homes on 9000 E. below the Green Hills subdivision and all of Green Hills. At full build out there could be 123 homes connected to their water system.

CM Clapperton asked if they irrigate with their drinking water, the answer was yes. There is no secondary water system for the subdivision. Some people have water shares and have drilled their own wells, and some people have surface wells. Patti stated that they have 10 shares of water for secondary through Weber Basin and 100 water shares for culinary. That reflects the amount of water they are able to pull out of the ground. Ron stated that Weber Basin is their largest budget item; they pay about \$1,000 per year per share, so about \$11,000 annually for the right to pull water out of the ground. Tom mentioned they have two wells and they have a problem with one of the wells. The wells are separated. Tom clarified that one well is feeding 14 homes and it’s this well that has the problem. Every five years the State requires a radial nuclei test, a couple of years ago this wells numbers came in high, over 15 MCL. When that occurred the State required them to go to do quarterly testing, and they would take an average of the MCL readings. Even with the average, the MCL count came in over average. This well received a Tier Two violation of radial nuclei. The Green Hills water board was given a variance by the State to continue to use the well for two years to come up with a solution to fix the problem.

The State is requiring their water board to look at all possibilities for remedying the situation, from new wells, to hooking into other systems, and to treatment options.

Tom stated that the test in October was under 15 MCL. Another sample will be tested in January. There is still a good chance, that if they are lucky, they won't have to worry about this issue for a while. Five years ago the test passed. Ron stated that they have two very distinct wells, the lower well is located on 9000 E. and has a depth of 210 feet; the well with the issue is up on Maple Drive with a depth of 1100 feet, and is referred to as a fractured rock well. Where water that flows through the hillside is trapped in pockets and the well casing fills up and then water is extracted. Two different water sources, two types of wells, but they have the ability to combine the two in times of need. They have three holding tanks, one holds 125,000 gallons, and two 45,000 gallons. CM Ferre' asked how far apart the wells are from each other, answered 1 1/2 miles. It's a totally legal system meeting State requirements. They have been tasked by the State to put a plan together just in case the tests don't come back favorable. They want to work with the Town under the assumption there is no cost to the Town's system, however there are no guarantees.

Mr. Engstrom mentioned that the Town's water line goes straight west of the Monastery over to 500 S. There is no line that goes over to the proximity of their homes. The Green Hills water line goes down to 100 S. Eden Water line ends at Heritage Knowles subdivision, neither water system is close to Green Hills. Tom commented that they are working under the assumption that the State is willing to pay to hook into the Town's system. There would need to be a pumping system to get water up to these homes. The Town's system is strictly gravity. Ron stated that their lower well already pumps to the top of Maple Drive, approximately 5800 feet and then gravity is used to deliver water to the homes and through the neighborhood. Currently they do not treat any of their water.

Patti mentioned that back in the middle 1990's, Kim Wallace from the Division of Drinking Water, did a water study that would combine Eden, Green Hill, and Huntsville Water. The study showed how to combine the three systems. Weber County has a copy of the study; she couldn't get her hands on it yet. At that time Huntsville Town told Green Hills no, because of the cost. The State said not to worry about the cost, they will help. When Patti gets a copy of the report, she will make copies and get a copy to Huntsville. Most of these issues that will need to be figured out were already addressed in this report. Mr. Engstrom mentioned that the State forced the Town to put in a treatment plant, which the Town is still paying for. Consistently the Town has taken the position that culinary water should not be used for secondary. Green Hills doesn't have a system to distribute secondary water.

The Green Hills subdivision is metered. Mayor Truett asked what their average water bill was. Ron stated that they have the highest water rates in the Ogden Valley. They charge \$50 per month for 12,000 gallons of water and sewer their subdivision has a sewer leach field. They have a fee schedule and charge for overages. Their system used 10 million gallons of water in 2010, in 2009 they used 11 million, 2008 10 million, and in 2007 almost 10 million. They read meters twice a year per home. They bill quarterly.

Mayor Truett said that running the pipe over would be very expensive, the Town couldn't afford this size of a bill and neither can they. They would have to hire an engineer, which would be quite expensive as well.

(See Attachment #1) CM Clapperton passed out copies of the States requirements for Hydraulic Modeling. The purpose of this rule is to ensure that the increased water demand created by new construction or connections will not adversely affect existing or new water users. Mayor Truett said the question will be if the Town has enough water for 123 more connections onto our existing system. CM Clapperton said Dee Jette came up with the idea of the Town hooking into the Green Hill's System and running two pipes in a ditch, one taking their water to the Town's treatment plant, and the other piping water back to Green Hills. CM Clapperton stated that the Town doesn't have enough water right now without adding Green Hills water shares to the Towns. Mayor Truett thought that the possibility of hooking them up might work, if the Town received Green Hill's water shares to add to our system. Ron said that the treatment option for radial nuclei is reverse osmosis. CM Johnson clarified that the Green Hill's Water Board has two years to solve their problem. They are asking if the Town would be willing to work with them. The council seemed to agree, that if financially things could were worked out, that yes, and they would be willing to consider the possibility. CM Clapperton stated that the council couldn't ask the Town citizens to pay for this type of addition to the water system; the expense would be too great. CM Johnson said it might be easier for them to treat their water themselves. Tom commented that the State wants them to join another system; they want to get rid of all the small improvement districts.

Mr. Engstrom stated that the Town has an out-of-Town water connection moratorium in place right now, and hasn't allowed any out-of-Town connection for the past three-four years. This moratorium could be reversed. CM Clapperton stated that the Town's water plant isn't running anywhere near capacity, but doesn't have a huge excess of water. The Town has a million gallon tank and in the summer months it loses depth. The Town's system is gravity fed. Mayor Truett invited the Green Hill's Water Board to take a tour of the Town's treatment plant. The State forced the Town into a culinary water system.

Ron said that since 1997 they have had no issues with this well. However, the well has been hit by lightening twice. CM Clapperton stated that the extra water will be the real issue. Mayor Truett mentioned that the timing for this is good; the Town just hired an engineering firm to help the Town with hydraulic modeling, annexations, upgrades to the treatment plant, and water rights, etc.

Meeting adjourned at 6:55 p.m.

Gail Ahlstrom, Clerk/Recorder

James A. Truett, Mayor